

RESTAURANT SALE OPPORTUNITY

Price Reduction



900 CONESTOGA ROAD, BRYN MAWR, PA

HIGHLIGHTS:

- **Popular Bryn Mawr restaurant for Sale!**
- Currently operating as Flip & Baileys Bar & Grill
- 2-story building with basement.
- Brick and Steel Structure.
- Parcel Number 36-07-05143-00 205; 36-07-05144-00 207; 36-07-05145-00-209; 36-07-04358-00 902; 36-07-04359-00 904
- Building Constructed in 1935 - Renovation in 2007
- Business generates \$1,000,000.00 in sales
- **Building, Townhome, Business & Liquor License**
- **Inclusive Sale Price: ~~\$1,650,000.00~~**

\$ 1,550,000.00

FOR INFORMATION, CONTACT:

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Demographics	Radius Statistics		
<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2017 Total Population:	15,665	68,307	217,352
2022 Population:	15,852	69,363	220,488
Pop Growth 2017-2022:	1.19%	1.55%	1.44%
Average Age:	33.6	38.8	40.1
<u>Households</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2017 Total Households:	4,864	24,047	83,013
HH Growth 2017-2022	1.54%	1.77%	1.53%
Median Household Income:	\$102,383	\$114,554	\$101,318
Avg. Household Size:	2.3	2.4	2.5
2017 Avg. HH Vehicles:	2	2	2
<u>Housing</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Median Home Value:	\$551,109	\$530,396	\$377,885
Median Year Built:	1956	1955	1954



LOCATION HIGHLIGHTS:

- Located in Radnor Township, PA
- Within 3.5 miles of Six Local Colleges and Universities
- Convenient to Route 476 (Blue Route)/Route 30 (Lancaster Avenue) Interchange.

